

County of Loudoun
Office of Transportation Services
MEMORANDUM

DATE: March 1, 2010

TO: Ginny Rowen, Project Manager
Department of Planning

FROM: Lou Mosurak, AICP, Senior Coordinator *LM*

SUBJECT: ZCPA 2009-0010—Townes at East Gate Proffer Amendment
First Referral

Background

This Zoning Concept Plan Amendment (ZCPA) application proposes to amend the proffers approved in October 2005 for ZMAP 2002-0022 (Townes at East Gate) to provide a cash-in-lieu contribution to the County instead of actual construction of certain proffered road improvements. The proffered improvements that are at issue, namely construction of an additional westbound left turn lane on John Mosby Highway (U.S. Route 50) at Poland Road (Route 742) and associated modifications to the existing traffic signal at the Route 50/Poland Road intersection, are in conflict with the planned VDOT Route 50 Improvement Project, which will widen and reconstruct U.S. Route 50 between Poland Road and Lee Road (in Fairfax County). This ZCPA application was initiated by the Board of Supervisors on December 1, 2009; the Copy Teste and Board Action Item are provided as *Attachment 1*. The Board Action Item included a resolution which provided guidance for staff review of this application. A vicinity map is provided as *Attachment 2*.

In its consideration of this application, the Office of Transportation Services (OTS) reviewed materials received from the Department of Planning on December 31, 2009, including (1) Copy Teste and Board Action Item dated December 1, 2009; (2) a statement of justification prepared by the Applicant, dated December 3, 2009, along with the original statement of justification from ZMAP 2002-0022; (3) redline and clean proffers for ZMAP 2002-0022 with proposed revisions; (4) bond estimate forms for the proffered improvements at issue, prepared by the Applicant, and (5) a concept development plan (plan set) revised through December 1, 2009.

Existing, Planned and Programmed Transportation Facilities

The Townes at East Gate site is located within the Suburban Policy Area (Dulles Community), approximately 2,000 feet south of U.S. Route 50, along the east side of Poland Road (Route 742), south of East Gate View Drive and on both sides (north and south) of Tall Cedars Parkway (Route 2200) (see *Attachment 2*). Roadways relevant to the subject proffer amendment application (i.e., U.S. Route 50 and Poland Road) are discussed below. OTS' review of existing and planned transportation facilities is based on the 2001 Revised

Countywide Transportation Plan (2001 Revised CTP) and the 2003 Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan).

John Mosby Highway (U.S. Route 50) (segment between Loudoun County Parkway (Route 606) and the Fairfax County Line) is currently classified by the 2001 Revised CTP as a minor arterial. Currently, this segment of U.S. Route 50 is a six-lane median divided (R6M) roadway to the west of Poland Road, and four-lane median divided (R4M) roadway east of Poland Road. The roadway is largely a controlled access facility, but individual site access (local access) occurs both east and west of Poland Road. At present, VDOT is in the design stage of a major reconstruction and widening project from the Poland Road intersection eastward. This project, which as of this writing is anticipated by VDOT to be completed in the 2013-2014 timeframe, will reconstruct both directions of the existing roadway (expanding it to the north), widen the roadway to six lanes, improve intersections, turn lanes, and traffic signals, and add multi-use trails along both sides of the roadway. The 2001 Revised CTP designates the ultimate condition of this entire segment of U.S. Route 50 as a six-lane limited access principal arterial. Grade-separated interchanges are planned at Loudoun County Parkway (Route 606), South Riding Boulevard (Route 2201), and Tall Cedars Parkway (Route 2200). All at-grade access is ultimately planned to be terminated.

Poland Road (Route 742) (segment between U.S. Route 50 and Tall Cedars Parkway) is classified by the 2001 Revised CTP (amended by CPAM 2004-0008 (East Gate Assemblage) in June 2005) as a minor collector. It is currently constructed largely as a two-lane (R2) roadway, though there are a number of existing turn lanes into individual parcels along the segment. Ultimately, this segment of Poland Road is planned to be widened to a four-lane undivided (U4) section, with left and right turn lanes at major intersections. Direct access to U.S. Route 50 is planned to be terminated when that roadway becomes a limited access facility; Poland Road would be realigned to the west just south of U.S. Route 50 and connect with South Riding Boulevard opposite existing Defender Drive.

Improvements proffered along Poland Road as part of the Townes of East Gate rezoning, consisting of widening the existing roadway to a four-lane undivided (U4) section from approximately 250 feet south of the existing commercial entrance to PIN # 128-40-8530 (the Sheetz gas station) to beyond the Valley Vista Lane intersection (depicted on the Sheet 6 of the plan set and on approved construction plans (CPAP 2005-0147)), will remain a requirement of the development and is not affected by the subject application.

The 2003 Bike & Ped Plan categorizes this segment of Poland Road as a “baseline connecting roadway” along which bicycle and pedestrian facilities are envisioned. Currently, a sidewalk is in place on the east side of Poland Road along the frontage of Grace Fellowship Church. The Townes at East Gate development proffered a 10-foot multi-purpose trail on the east side of Poland Road along its frontage; this facility is anticipated to be constructed in conjunction with the development of the site.

Applicant's Proposed Cash-In-Lieu Contribution

The Applicant's draft proffers propose a total contribution of \$231,000.00 in lieu of construction of the proffered additional left turn lane on westbound U.S. Route 50 at Poland

Road and modifications to the existing traffic signal at the U.S. Route 50/Poland Road intersection. The Applicant's bond estimate worksheets (provided as *Attachment 3*) place the total value of these improvements at approximately \$198,000.00 (this figure includes approximately \$45,000.00 associated with the signal modification).

Transportation Comments

1. The Applicant is requested to clarify how the \$231,000.00 figure included in the draft proffer statement was derived (contingency, etc). OTS staff notes that the procedure established for this type of application during review of the proffer amendments for East Gate I and III in 2009 (ZCPA 2008-0010 and 2008-0011) included a 20% contingency. OTS notes that staff from the Department of Building and Development (B & D Engineering Division) reviewed the Applicant's submitted bond estimate worksheets, and found them to be acceptable. Comments (email) from B & D staff to this effect are included as *Attachment 4*.
2. OTS staff is available to meet with the Applicant and VDOT to discuss the comments contained in VDOT's February 22, 2010 referral (*Attachment 5*). OTS staff notes that the guidance provided by the Board of Supervisors for staff review of this application (per the resolution in *Attachment 1*) was to determine the appropriate cash-in-lieu value of the Applicant's proffered improvements instead of actual construction. OTS staff also notes that the Applicant has indicated its desire to proceed with its development prior to the estimated timeframe of completion of the VDOT project.

Conclusion

Based on the review provided by B & D staff, the Applicant's proposed cash-in-lieu contribution amount (\$231,000.00) is adequate to cover the cost of the additional turn lane and signal modification that would have been incurred by the Applicant in the absence of the VDOT project. Subject to clarification regarding the Applicant's methodology for deriving the \$231,000.00 figure proposed in the proffer statement, OTS would have no objection to the approval of this application.

ATTACHMENTS

1. BOS Copy Teste and Action Item Initiating this ZCPA Application (December 1, 2009)
2. Site Vicinity Map
3. Applicant's Bond Estimate Worksheets and Signal Modification Cost Estimate
4. Email from B & D Staff Regarding Cost Estimates (February 16, 2010)
5. VDOT Referral Comments (February 22, 2010)

cc: Terrie Laycock, Director, OTS
Andrew Beacher, Assistant Director, OTS
Chuck Acker, Traffic Controller/Engineer, OTS
Ken Harwood, Engineer, B & D



Loudoun County, Virginia

www.loudoun.gov

Office of the County Administrator

1 Harrison Street, S.E., 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0200 • Fax (703) 777-0325

At a business meeting of the Board of Supervisors of Loudoun County, Virginia, held in the County Government Center, Board of Supervisors' Meeting Room, 1 Harrison St., S.E., Leesburg, Virginia, on Tuesday, December 1, 2009 at 9:00 a.m.

IN RE: BOARD MEMBER INITIATIVE: ZCPA FOR TOWNES AT EAST GATE
PROFFERS (ZMAP 2002-0022)

Mr. Miller moved that the Board of Supervisors direct staff to process a ZCPA for the Townes of East Gate road improvement proffers so that the County receives a cash equivalent contribution for road construction being undertaken by VDOT.

Mr. Miller further moved that this ZCPA will not change the number of units previously approved.

Mr. Miller further moved that staff use the resolution in Attachment 1 as guidance in reviewing this ZCPA.

Seconded by Mrs. Kurtz.

Voting on the Motion: Supervisors Buckley, Burk, Burton, Delgaudio, Kurtz, McGimsey, Miller and Waters – Yes; None – No; and Chairman York – Absent for the Vote.

A COPY TESTE:

DEPUTY CLERK FOR THE LOUDOUN
COUNTY BOARD OF SUPERVISORS

(10-ZCPA for Townes at East Gate Proffers – ZCPA 2002-0022)

Date of Meeting: December 1, 2009

**LOUDOUN COUNTY BOARD OF SUPERVISORS
ACTION ITEM
BOARD MEMBER INITIATIVE**

Item # 10

**SUBJECT: BOARD MEMBER INITIATIVE- TOWNES OF EAST GATE PROFFER
AMENDMENT (ZMAP 2002-0022)**

INITIATED BY: Supervisor Stevens Miller

ELECTION DISTRICT: Dulles

CRITICAL ACTION DATE: December 1, 2009

RECOMMENDATION: Supervisor Miller is recommending that the Board of Supervisors initiate an amendment to the Townes of East Gate proffers regarding a cash contribution in lieu of improvements at the intersection of Poland Road and Rt. 50.

BACKGROUND:

Pulte Homes Corporation submitted PRAP 2009-0060 on August 25, 2009 requesting a change to road improvement proffers for the Townes of East Gate, ZMAP 2002-0022. Townes of East Gate was approved on October 18, 2005 for 57 single family detached units and 267 single family attached units. The property is located on 56.4 acres on the south side of Rt. 50, east of Poland Rd.

The proffers for the above zoning case state that before an occupancy permit may be issued, the road improvement proffers associated with this application require:

1. Two long left-turn lanes from westbound Route 50 to southbound Poland Road.
2. Poland Road from Route 50 to approximately 250' south of the existing commercial entrance to PIN 128-40-8530-000, to be constructed or bonded for construction to a four lane configuration.

These improvements have now been funded by VDOT and therefore will not be constructed by the applicant. In lieu of constructing these road improvements, the applicant would provide a cash equivalent contribution to the County to fulfill the intent of the original proffer prior to being issued an occupancy permit.

In a related and similar action, on June 2, 2009, the Board of Supervisors approved a ZCPA for East Gate One (ZMAP 2004-0020) and East Gate Three (ZMAP 2005-0003) to allow for a monetary contribution to be made in lieu of Rt. 50 improvements that were subsequently funded by VDOT. This appropriation was initiated by the Board and no fees were charged to the applicant.

The Townes of East Gate proffers also anticipated structural and timing adjustments to the existing traffic signal at the Route 50/Poland Road intersection as determined by the County and/or VDOT, so as to accommodate these improvements. It is expected the proffer amendment review will address any implications with respect to signal modification and that the equivalent value will be included in the applicants cash contribution.

ISSUES:

1. A cash equivalency for the road improvements will need to be analyzed and determined.
2. The review of the proffer amendment will also need to address the timing of the VDOT project based on the project timelines provided by VDOT.

DRAFT MOTION:

1. "I move that the Board of Supervisors direct staff to process a ZCPA for the Townes of East Gate road improvement proffers so that the County receives a cash equivalent contribution for road construction being undertaken by VDOT. I further move that this ZCPA will not change the number of units previously approved. I further move that staff use the resolution in Attachment 1 as guidance in reviewing this ZCPA." or
2. I move an alternative motion.

ATTACHMENTS:

- #1 – Resolution of Intent to Initiate a ZCPA for Townes of East Gate
- #2 – Correspondence from Christopher Consultants

Staff Contact(s): Valerie Suzdak, Staff Aide to Supervisor Stevens Miller

Item #10 - Attachment 1

Resolution of Intent to Initiate a Zoning Concept Plan Amendment for Townes of East Gate (ZMAP 2002-0022) December 1, 2009

WHEREAS, the Board of Supervisors approved the proffer statement for Townes of East Gate (ZMAP 2002-0022) on October 18, 2005; and

WHEREAS, ZMAP 2002-0022 contained proffers which require the construction of Route 50 improvements at the intersection with Poland Road; and

WHEREAS, according to the proffer no occupancy permits may be issued without the road improvements; and

WHEREAS, subsequent to the approval of the above rezoning, VDOT has funded the projects that would include the proffered improvements; and

WHEREAS, the applicant would like provide an equivalent monetary contribution to the County in lieu of constructing proffered improvements; and

WHEREAS, a ZCPA application will allow for and require a review by staff to determine the value of said proffers; and

WHEREAS, this ZCPA will not change the number of approved units or approved concept plan; and

WHEREAS, the VDOT project will provide necessary connections to the Route 50/Poland Road intersection and the improvements will benefit the community; and

NOW THEREFORE be it resolved that the Loudoun County Board of Supervisors initiate an amendment to the proffers for the Townes of East Gate property such that a monetary contribution be provided, equivalent to the value of road improvements for the Route 50 and Poland Road intersection.

Item #10-Attachment 2



christopher consultants
engineering • surveying • land planning

November 18, 2009

Mr. Charles Yudd
Division Manager – Land Use Review
Loudoun County Department of Planning
1 Harrison Street, S.E., 3rd Floor
Leesburg, VA 20177

RE: Townes of East Gate
Proffered Transportation Improvements

Dear Mr. Yudd:

The owner and developer of the Townes of East Gate project is proffered to do intersection improvements at the intersection of Rt. 50 and Poland Rd. The Townes of East Gate was rezoned with the rezoning application number ZMAP 2000-0000. Pursuant to the proffer commitment, the developer moved forward and prepared detailed design plans for the proffered improvements. Those plans were approved and the applicant obtained a VDOT permit to perform the work. While this was occurring, the VDOT project to widen Rt 50 from Rt 28 to Poland Rd. moved forward. VDOT determined that their project would conflict with the improvements approved on the developer's construction plans and revoked the developer's permit.

In order to avoid the conflict and in order to allow the most effective use of scarce transportation improvement funds, the developer is requesting that their proffer to improve the Rt. 50/Poland Rd. intersection be amended so as to allow them to make a cash contribution to the County in lieu of the physical improvements to Rt. 50. The developer would still improve Poland Rd. at Rt. 50 to the same standard as originally proffered. The VDOT project will improve Rt. 50 at Poland Rd. to a standard equivalent to the improvements as originally proffered by the developer. The cash equivalent will result in a contribution of approximately \$400,000 to the County. It will be available to be used for other regional road improvements in the Dulles South area. The cash contribution will be made prior to the issuance of any occupancy permits on the project.

I trust this letter provides you with the information you requested. Clearly, this proffer amendment will be a major benefit to the County in that it will still get the originally proffered Rt. 50 improvements, and in addition, significant funds to be used for much needed road improvements. We very much appreciate your support and assistance in moving this item forward.

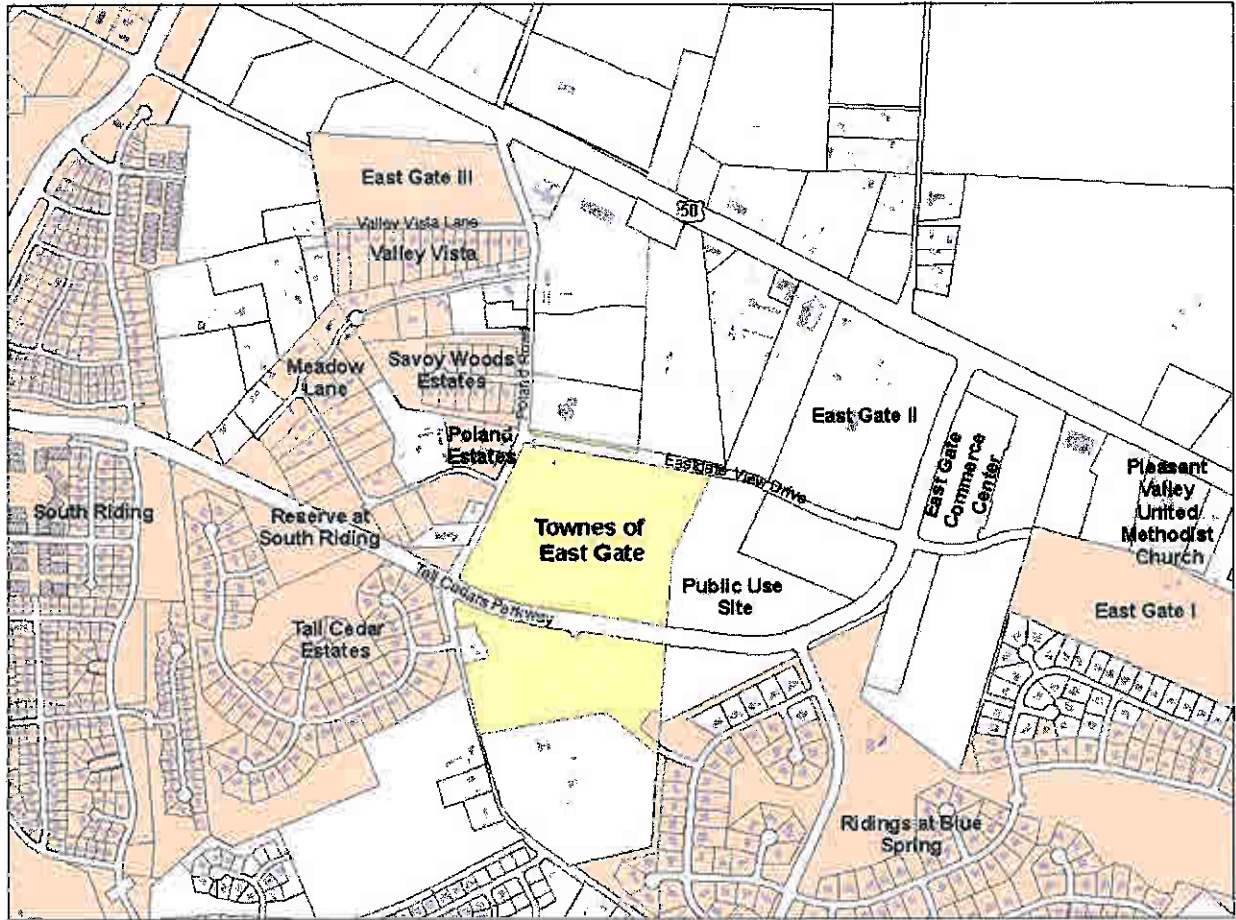
Very truly yours,

Louis Canonico, P.E.
Regional Vice President

LC/dml

christopher consultants, ltd.
20110 ashtbrook place
ashburn, virginia 20147

voice 571.209.5950
fax 571.209.5951
web site www.christopherconsultants.com



VICINITY MAP

ZCPA 2009-0010 – Townes at East Gate

**COUNTY OF LOUDOUN
PUBLIC IMPROVEMENT BOND UNIT COST LIST AND BOND REDUCTION FORM (CPAP)**

PROJECT NAME: Poland Road/Route 50 Intersection (Rt 50 Only) PROJECT NUMBER: CPAP-2005-0147

PREPARED BY: Tucker Travis FIRM: christopher consultants, ltd. (ccl# 01-23-08.01) DATE: 9/17/2009

ITEM	UNIT	BOND ESTIMATE			BOND REDUCTION		
		UNIT COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION	% COMPLETE
MOBILIZATION							
Mobilization (5% of Total or \$12,000 Minimum, Automatically							
SURVEYING							
Steel Pipe Property Corner	EA	\$276.00					
R.O.W. Monuments Surveyed In							
RM - 1	EA	\$825.00					
RM - 2	EA	\$575.00					
EARTHWORK EXCAVATION							
Regular Bulk used as Fill	CY	\$21.75					
Rock, Rip	CY	\$27.25					
Rock, Blast	CY	\$64.25					
BORROW MATERIAL							
Buy, Load, Haul 10 Mi. Select Material	CY	\$28.90					
Fill and Compaction of On-Site Borrow	CY	\$5.95					
UNSUITABLE MATERIAL							
Load and Haul, 20 mi R/T	CY	\$21.95					
Dump Charge	CY	\$37.50					
Site Grading	SY	\$0.75					
CLEAR & GRUB							
Light	AC	\$6,675.00					
Moderate	AC	\$9,750.00					
Heavy	AC	\$12,250.00	0.94	\$11,515.00			
Very Heavy	AC	\$14,250.00					
LANDSCAPING							
Seeding	SY	\$3.25					
Sodding	SY	\$6.50					
PLANTING SHRUBS							
18"	EA	\$40.00					
24"	EA	\$70.00					
TREES							
6' - 8'	EA	\$400.00					
8' - 10'	EA	\$700.00					
Tree Protection	LF	\$9.00					
MISCELLANEOUS SITE							

PROJECT NAME: Poland Road/Route 50 Intersection (Rt 50 Only) PROJECT NUMBER: CPAP-2005-0147
 PREPARED BY: Tucker Travis FIRM: christopher consultants, ltd. (cel# 01-23-08.01) DATE: 9/17/2009

ITEM	UNIT	BOND ESTIMATE			BOND REDUCTION		
		UNIT COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION	% COMPLETE
Retaining Walls							
Timber Wall (Less Than 6 ft)	LF	\$325.00					
Dry Rubble RW-1 (H=6')	LF	\$450.00					
Mortared Rubble RW-1A (H=6')	LF	\$535.00					
Concrete Gravity RW-2 (H=6')	LF	\$339.00					
Concrete Gravity RW-3 (H=6')	LF	\$378.00					
FENCING							
Std. Fence (H=5') FR-5	LF	\$22.00					
Farm Fence (H=5') FR-3A	LF	\$27.50					
Chain Link Fence (H=6') FR 2-B	LF	\$42.00					
Board Fence (H=6')	LF	\$42.50					
TOT LOTS							
Tot Lot	EA	\$16,495.00					
STORM DRAINAGE							
STORM SEWER							
NOTE: All pipe unit prices include trench, excavation, Rock Excavation for All Pipe Types							
(Blasting)							
Pipe size 6" - 18"	VF/LF	\$6.04					
Pipe size 21" - 36"	VF/LF	\$8.61					
Pipe size 42" - 60"	VF/LF	\$14.34					
Pipe size 72" - 120"	VF/LF	\$20.65					
Select Backfill for All Pipe Types							
4" Straight							
Up 1:1 Layback							
Less than 1,500 CY (Blasting)	CY	\$110.00					
More than 1,500 CY (Blasting)	CY	\$90.00					
Less than 1,500 CY (Hoe Ram)	CY	\$135.00					
More than 1,500 CY (Hoe Ram)	CY	\$110.00					
Trench De-Watering							
Trench De-Watering	LF	\$2.95					
RCP CLASS III ROUND							
T & G W/MASTIC							
12" Pipe (RCP III)							
0' - 8' Cut	LF	\$44.50					
8' - 14' Cut	LF	\$62.50					
Add cost for Class IV	LF	\$0.85					
O-Ring	LF	\$5.50					
15" Pipe (RCP III)							
0' - 10' Cut	LF	\$49.75					
10' - 16'	LF	\$77.50					
Add Cost for Class IV	LF	\$0.95					

PROJECT NAME: Poland Road/Route 50 Intersection (Rt 50 Only) PROJECT NUMBER: CPAP-2005-0147
 PREPARED BY: Tucker Travis FIRM: christopher consultants, ltd. (ccl# 01-23-08.01) DATE: 9/17/2009

ITEM	UNIT	BOND ESTIMATE			BOND REDUCTION		
		UNIT COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION	% COMPLETE
O-Ring	LF	\$5.50					
18" Pipe (RCP III)							
0' - 10' Cut	LF	\$50.00					
10' - 16' Cut	LF	\$80.00					
Add Cost for Class IV	LF	\$2.00					
O-Ring	LF	\$7.00					
21" Pipe (RCP III)							
0' - 10' Cut	LF	\$57.50					
10' - 16' Cut	LF	\$87.50					
Add Cost for Class IV	LF	\$2.75					
O-Ring	LF	\$13.00					
24" Pipe (RCP III)							
0' - 10' Cut	LF	\$67.50					
10' - 16' Cut	LF	\$95.00					
Add Cost for Class IV	LF	\$3.15					
O-Ring	LF	\$14.00					
27" Pipe (RCP III)							
0' - 10' Cut	LF	\$60.00					
10' - 16' Cut	LF	\$95.00					
Add Cost for Class IV	LF	\$4.00					
O-Ring	LF	\$15.00					
30" Pipe (RCP III)							
0' - 10' Cut	LF	\$82.50					
10' - 16' Cut	LF	\$125.00					
Add Cost for Class IV	LF	\$6.00					
O-Ring	LF	\$17.25					
33" Pipe (RCP III)							
0' - 12' Cut	LF	\$115.00					
10' - 18' Cut	LF	\$160.00					
Add Cost for Class IV	LF	\$6.50					
O-Ring	LF	\$21.95					
36" Pipe (RCP III)							
0' - 12' Cut	LF	\$120.00					
12' - 18' Cut	LF	\$175.00					
Add Cost for Class IV	LF	\$7.75					
O-Ring	LF	\$22.75					
42" Pipe (RCP III)							
0' - 12' Cut	LF	\$140.00					
12' - 18' Cut	LF	\$200.00					
Add Cost for Class IV	LF	\$12.00					
O-Ring	LF	\$35.45					
48" Pipe (RCP III)							
0' - 12' Cut	LF	\$155.00					
12' - 18' Cut	LF	\$215.00					
Add Cost for Class IV	LF	\$12.50					

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ITEM	UNIT	BOND ESTIMATE			BOND REDUCTION		
		UNIT COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION	% COMPLETE
O-Ring	LF	\$43.35					
54" Pipe (RCP III)							
0' - 12' Cut	LF	\$190.00					
12' - 18' Cut	LF	\$275.00					
Add Cost for Class IV	LF	\$18.75					
O-Ring	LF	\$44.45					
60" Pipe (RCP III)							
0' - 12' Cut	LF	\$225.00					
12' - 18' Cut	LF	\$335.00					
Add Cost for Class IV	LF	\$22.50					
O-Ring	LF	\$48.65					
ELLIPTICAL PIPE - RCP CLASS III							
23" X 14" (18" Equiv-RCP III)							
0' - 10' Cut	LF	\$75.00					
10' - 16' Cut	LF	\$110.00					
Add cost for Class IV		\$16.45					
O-Ring		\$43.35					
30" X 19" (24" Equiv-RCP III)							
0' - 10' Cut	LF	\$90.00					
10' - 16' Cut	LF	\$130.00					
Add cost for Class IV		\$5.95					
O-Ring		\$43.34					
38" X 24" (30" Equiv-RCP III)							
0' - 10' Cut	LF	\$120.00					
10' - 16' Cut	LF	\$167.50					
Add cost for Class IV		\$8.45					
O-Ring		\$51.35					
45" X 29" (36" Equiv-RCP III)							
0' - 10' Cut	LF	\$165.00					
10' - 16' Cut	LF	\$235.00					
Add cost for Class IV		\$11.35					
O-Ring		\$53.35					
53" X 34" (42" Equiv-RCP III)							
0' - 12' Cut	LF	\$210.00					
10' - 18' Cut	LF	\$300.00					
Add cost for Class IV		\$15.35					
O-Ring		\$58.95					
60" X 38" (48" Equiv-RCP III)							
0' - 12' Cut	LF	\$255.00					
10' - 18' Cut	LF	\$375.00					
Add cost for Class IV		\$18.35					
O-Ring		\$69.95					
HDPE Pipe 8" Pipe							

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ITEM	UNIT	BOND ESTIMATE			BOND REDUCTION		
		UNIT COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION	%COMPLETE
0'-8" Cut	LF	\$28.65					
8'-14' Cut	LF	\$43.15					
12" Pipe							
0'-8" Cut	LF	\$38.95					
8'-14' Cut	LF	\$57.75					
15" Pipe							
0'-8" Cut	LF	\$50.25					
8'-16' Cut	LF	\$74.85					
18" Pipe							
0'-8" Cut	LF	\$66.00					
8'-16' Cut	LF	\$98.55					
24" Pipe							
0'-8" Cut	LF	\$76.90					
8'-16' Cut	LF	\$115.25					
30" Pipe							
0'-8" Cut	LF	\$91.33					
8'-16' Cut	LF	\$137.27					
36" Pipe							
0'-8" Cut	LF	\$101.68					
8'-16' Cut	LF	\$152.33					
42" Pipe							
0'-8" Cut	LF	\$113.99					
8'-16' Cut	LF	\$171.00					
48" Pipe							
0'-8" Cut	LF	\$129.55					
8'-16' Cut	LF	\$195.66					
STORM STRUCTURES							
END SECTIONS							
End Section (ES-1), Concrete							
Pipe Size							
15"	EA	\$485.00					
18"	EA	\$685.00					
21"	EA	\$645.00					
24"	EA	\$755.00					
27"	EA	\$1,065.00					
30"	EA	\$1,195.00					
36"	EA	\$1,765.00					
42"	EA	\$1,795.00					
48"	EA	\$2,135.00					
54"	EA	\$2,795.00					
60"	EA	\$3,455.00					
ENDWALLS							
EW-1 (Pre-cast)							
Round Pipe Size							
15"	EA	\$800.00					

PROJECT NAME: Poland Road/Route 50 Intersection (Rt 50 Only) PROJECT NUMBER: CPAP-2005-0147

PREPARED BY: Tucker Travis

FIRM: christopher consultants, ltd. (ccl# 01-23-08.01)

DATE: 9/17/2009

ITEM	UNIT	BOND ESTIMATE			BOND REDUCTION		
		UNIT COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION	% COMPLETE
18"	EA	\$1,337.00					
24"	EA	\$2,021.00					
30"	EA	\$2,133.00					
36"	EA	\$2,366.00					
EW-1 Cast in Place Round Pipe Size							
15"	EA	\$852.00					
18"	EA	\$1,053.00					
24"	EA	\$1,495.00					
30"	EA	\$2,144.00					
36"	EA	\$2,383.00					
EW-1A (Pre-Cast) Elliptical Pipe Size							
23" X 14" (18")	EA	\$695.00					
30" X 19" (24")	EA	\$969.00					
38" X 24" (30")	EA	\$1,165.00					
45" X 29" (36")	EA	\$1,445.00					
53" X 34" (42")	EA	\$1,840.00					
EW-1A (Cast in Place) Elliptical Pipe Size							
23" X 14" (18")	EA	\$667.00					
30" X 19" (24")	EA	\$939.00					
38" X 24" (30")	EA	\$1,247.00					
45" X 29" (36")	EA	\$1,618.00					
53" X 34" (42")	EA	\$2,109.00					
EW-2 (Pre-Cast) Round Pipe Size							
42"	EA	\$5,445.00					
48"	EA	\$5,695.00					
54"	EA	\$6,660.00					
60"	EA	\$7,140.00					
72"	EA	\$7,990.00					
84"	EA	\$9,490.00					
EW-2 (Cast in Place) Round Pipe Size							
42"	EA	\$4,723.00					
48"	EA	\$6,039.00					
54"	EA	\$6,972.00					
60"	EA	\$8,179.00					
72"	EA	\$10,713.00					
84"	EA	\$12,288.00					
(EW-6PC) Double Pipe Pipe Size							
2-15"	EA	\$999.00					
2-18"	EA	\$1,235.00					

ITEM	UNIT	BOND ESTIMATE			BOND REDUCTION		
		UNIT COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION	% COMPLETE
2-24"	EA	\$1,510.00					
2-30"	EA	\$2,165.00					
2-36"	EA	\$2,647.00					
MANHOLES							
Standard Brick Manhole							
Std Frame & Cover (MH-1)							
6' Depth	EA	\$3,750.00					
Depth below 6'	VF	\$163.00					
Standard Precast Manhole							
Std Frame & Cover (MH-2)							
6' Depth	EA	\$3,100.00					
Depth below 6'	VF	\$177.00					
Additional Cost (Amounts in parentheses to be added to the above unit costs)							
Watertight Fr/Cover (Add 110)	EA	\$579.00					
Heavy Duty Fr/Cover (Add 82)	EA	\$599.00					
DROP INLETS							
Cast in Place 48"							
Drop Inlet (DI-1) 12" - 24" Pipe 0-10 VF	EA	\$3,697.00					
Drop Inlet (DI-1A) 12" - 24" Pipe 10-20 VF	EA	\$5,593.00					
Drop Inlet (DI-2) 12" - 24" Pipe 0-10 VF, 10' throat	EA	\$6,911.00					
Drop Inlet (DI-2A) 12" - 24" Pipe 10-20 VF, 10' throat	EA	\$8,833.00					
CURB DROP INLETS							
Curb Drop Inlet (DI-3A)							
12"-30" Pipe (Invert Depth (H) = 0'-8") Inlet Length 2'-6"	EA	\$4,088.00					
Curb Drop Inlet (DI-3AA)							
12"-30" Pipe (Invert Depth (H) = 0'-8") Inlet Length 2'-6"	EA	\$5,357.00					
Curb Drop Inlet (DI-3B & DI-12) 12"-30" Pipe (Invert Depth (H) = 0'-8") Inlet Length 4'	EA	\$4,279.00					
6'	EA	\$4,573.00					
8'	EA	\$4,889.00					
10'	EA	\$5,052.00					
12'	EA	\$5,227.00					
16'	EA	\$5,543.00					
20'	EA	\$5,859.00					

PROJECT NAME: Poland Road/Route 50 Intersection (Rt 50 Only) PROJECT NUMBER: CPAP-2005-0147
 PREPARED BY: Tucker Travis FIRM: christopher consultants, ltd. (cc# 01-23-08.01) DATE: 9/17/2009

ITEM	UNIT	BOND ESTIMATE			BOND REDUCTION		
		UNIT COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION	% COMPLETE
Curb Drop Inlet (DI-3BB)							
12"-30" Pipe (Invert Depth							
(H) = 8'-20" Inlet Length							
4'	EA	\$4,276.00					
6'	EA	\$4,848.00					
8'	EA	\$5,429.00					
10'	EA	\$5,732.00					
12'	EA	\$6,011.00					
16'	EA	\$6,296.00					
20'	EA	\$6,599.00					
Curb Drop Inlet (DI-3C)							
12"-30" Pipe (Invert Depth							
(H) = 0'-8' Inlet Length							
6'	EA	\$4,013.00					
8'	EA	\$4,588.00					
10'	EA	\$4,893.00					
12'	EA	\$5,178.00					
16'	EA	\$5,766.00					
20'	EA	\$6,339.00					
Curb Drop Inlet (DI-3CC)							
12"-30" Pipe (Invert Depth							
(H) = 8'-20" Inlet Length							
6'	EA	\$4,846.00					
8'	EA	\$5,293.00					
10'	EA	\$5,627.00					
12'	EA	\$5,988.00					
16'	EA	\$6,772.00					
20'	EA	\$7,465.00					
Curb Drop Inlet (DI-3D)							
12"-30" Pipe (Invert Depth							
(H) = 0'-8' Inlet Length 2'-6"	EA	\$3,633.00					
Curb Drop Inlet (DI-3DD)							
12"-30" Pipe (Invert Depth							
(H) = 8'-20" Inlet Length 2'-6"	EA	\$4,367.00					
Curb Drop Inlet (DI-3E)							
12"-30" Pipe (Invert Depth							
(H) = 0'-8' Inlet Length							
4'	EA	\$4,093.00					
8'	EA	\$4,755.00					
10'	EA	\$5,724.00					
12'	EA	\$5,833.00					
16'	EA	\$6,072.00					
20'	EA	\$6,709.00					

PROJECT NAME: Poland Road/Route 50 Intersection (Rt 50 Only) PROJECT NUMBER: CPAP-2005-0147
 PREPARED BY: Tucker Travis FIRM: christopher consultants, ltd. (ccl# 01-23-08.01) DATE: 9/17/2009

ITEM	UNIT	BOND ESTIMATE			BOND REDUCTION		
		UNIT COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION	% COMPLETE
Curb Drop Inlet (DI-3EE) 12" - 30" Pipe (Invert Depth (H) = 8'-20") Inlet Length	EA	\$7,562.00					
6'	EA	\$7,562.00					
8'	EA	\$7,869.00					
10'	EA	\$7,999.00					
12'	EA	\$8,166.00					
16'	EA	\$8,471.00					
20'	EA	\$8,767.00					
Curb Drop Inlet (DI-3F) 12" - 30" Pipe (Invert Depth (H) = 0'-8") Inlet Length	EA	\$3,765.00					
6'	EA	\$4,419.00					
8'	EA	\$4,749.00					
10'	EA	\$5,085.00					
12'	EA	\$5,742.00					
16'	EA	\$6,395.00					
20'	EA						
Curb Drop Inlet (DI-3FF) 12" - 30" Pipe (Invert Depth (H) = 8'-20") Inlet Length	EA	\$8,077.00					
6'	EA	\$8,299.00					
8'	EA	\$8,490.00					
10'	EA	\$8,668.00					
12'	EA	\$9,047.00					
16'	EA	\$9,446.00					
20'	EA						
Curb Drop Inlet (DI-4A) 36" - 48" Pipe (Invert Depth (H) = 0'- 8") Inlet Length	EA	\$4,868.00					
4'	EA						
Curb Drop Inlet (DI-4AA) 36" - 48" Pipe (Invert Depth (H) = 0'- 8") Inlet Length	EA	\$6,817.00					
4'	EA						
Curb Drop Inlet (DI-4B) 36" - 48" Pipe (Invert Depth (H) = 0'-8") Inlet Length	EA	\$5,172.00					
6'	EA	\$5,499.00					
8'	EA	\$5,698.00					
10'	EA	\$5,870.00					
12'	EA	\$6,221.00					
16'	EA	\$6,571.00					
20'	EA						

PROJECT NAME: Poland Road/Route 50 Intersection (Rt 50 Only) PROJECT NUMBER: CPAP-2005-0147
 PREPARED BY: Tucker Travis FIRM: christopher consultants, ltd. (ccl# 01-23-08.01) DATE: 9/17/2009

ITEM	UNIT	BOND ESTIMATE			BOND REDUCTION		
		UNIT COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION	% COMPLETE
Curb Drop Inlet (DI-4BB)							
36"-48" Pipe (Invert Depth							
(H) =8'-20" Inlet Length							
6'	EA	\$10,292.00					
8'	EA	\$10,843.00					
10'	EA	\$10,810.00					
12'	EA	\$10,974.00					
16'	EA	\$11,309.00					
20'	EA	\$11,669.00					
Curb Drop Inlet (DI-4C)							
36"-48" Pipe (Invert Depth							
(H) =0'-8' Inlet Length							
8'	EA	\$5,612.00					
10'	EA	\$5,794.00					
12'	EA	\$5,968.00					
16'	EA	\$6,315.00					
20'	EA	\$6,667.00					
Curb Drop Inlet (DI-4CC)							
36"-48" Pipe (Invert Depth							
(H) =8'-20" Inlet Length							
8'	EA	\$13,371.00					
10'	EA	\$13,693.00					
12'	EA	\$14,097.00					
16'	EA	\$14,712.00					
20'	EA	\$15,365.00					
Curb Drop Inlet (DI-4D)							
36"-48" Pipe (Invert Depth							
(H) =0'-8' Inlet Length 4'	EA	\$4,933.00					
Curb Drop Inlet (DI-4DD)							
36"-48" Pipe (Invert Depth							
(H) =0'-8' Inlet Length 4'	EA	\$9,455.00					
Curb Drop Inlet (DI-4E)							
36"-48" Pipe (Invert Depth							
(H) =0'-8' Inlet Length							
6'	EA	\$5,267.00					
8'	EA	\$5,605.00					
10'	EA	\$5,896.00					
12'	EA	\$6,233.00					
16'	EA	\$6,996.00					
20'	EA	\$7,695.00					
Curb Drop Inlet (DI-4DD)							
36"-48" Pipe (Invert Depth							
(H) =8'-16" Inlet Length							
6'	EA	\$9,165.00					
8'	EA	\$9,495.00					

PROJECT NAME: Poland Road/Route 50 Intersection (Rt 50 Only) PROJECT NUMBER: CPAP-2005-0147
 PREPARED BY: Tucker Travis FIRM: christopher consultants, ltd. (ccl# 01-23-08.01) DATE: 9/17/2009

ITEM	UNIT	BOND ESTIMATE			BOND REDUCTION		
		UNIT COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION	% COMPLETE
10'	EA	\$9,839.00					
12'	EA	\$10,167.00					
16'	EA	\$10,838.00					
20'	EA	\$11,483.00					
Curb Drop Inlet (DI-4F)							
8'	EA	\$5,877.00					
10'	EA	\$6,209.00					
12'	EA	\$6,568.00					
16'	EA	\$7,259.00					
20'	EA	\$7,963.00					
Curb Drop Inlet (DI-4FF)							
8'	EA	\$8,866.00					
10'	EA	\$9,147.00					
12'	EA	\$9,435.00					
16'	EA	\$9,997.00					
20'	EA	\$10,584.00					
Median Drop Inlets - CIP							
Median Drop Inlet (DI-6A)	EA	\$4,205.00					
Median Drop Inlet (DI-6B)	EA	\$4,267.00					
12" - 24" Pipe Inlet (H=8')	EA	\$5,589.00					
Median Drop Inlet (DI-6C)	EA	\$5,589.00					
30" - 48" Pipe Inlet (H=10')	EA	\$5,692.00					
Median Drop Inlet (DI-6D)	EA	\$5,692.00					
30" - 48" Pipe Inlet (H=10')	EA	\$5,748.00					
Median Drop Inlet (DI-7)	EA	\$5,748.00					
Median Drop Inlet (DI-7A)	EA	\$6,338.00					
Type III Top 12" - 24" Pipe Inlet (H=10')	EA	\$6,338.00					

PROJECT NAME: Poland Road/Route 50 Intersection (Rt 50 Only) PROJECT NUMBER: CPAP-2005-0147
 PREPARED BY: Tucker Travis FIRM: christopher consultants, Ltd. (ccl# 01-23-08.01) DATE: 9/17/2009

ITEM	UNIT	BOND ESTIMATE			BOND REDUCTION		
		UNIT COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION	% COMPLETE
Median Drop Inlet (DI-7B) Type III Top 12" -24" Pipe Inlet (H=10')	EA	\$6,797.00					
MISCELLANEOUS INLETS							
Ditch Drop Inlet, (DI-5)	EA	\$5,226.00					
Standard Yard Inlet (YI-1) 12" -48" Pipe (Invert Depth (H)=0'-8") Inlet Length 4' (No Aprons)	EA	\$4,749.00					
Add Yard Inlet Apron	THROAT	\$255.00					
Standard Yard Inlet (YI-3) 12" -48" Pipe (Invert Depth (H)=0'-8") Inlet Length 4' (No Aprons)	EA	\$5,127.00					
Add Yard Inlet Apron	THROAT	\$255.00					
CULVERTS							
Single Box Culvert (BC-1A) Fills to 25'							
4' X 4'	LF	\$336.00					
5' X 5'	LF	\$410.00					
6' X 6'	LF	\$498.00					
8' X 8'	LF	\$699.00					
10' X 10'	LF	\$845.00					
Double Box Culvert (BC-2b) Fills to 25'							
4' X 4'	LF	\$566.00					
5' X 5'	LF	\$705.00					
6' X 6'	LF	\$854.00					
8' X 8'	LF	\$1,148.00					
10' X 10'	LF	\$1,411.00					
Oversized Single Box Culvert (BBC-1) Fills to 25'							
12' X 6'	LF	\$1,026.00					
12' X 8'	LF	\$1,144.00					
12' X 10'	LF	\$1,239.00					
12' X 12'	LF	\$1,348.00					
Triple Box Culvert (BC-3B) Fills to 25'							
4' X 4'	LF	\$778.00					
5' X 5'	LF	\$965.00					
6' X 6'	LF	\$1,211.00					
8' X 8'	LF	\$1,633.00					
10' X 10'	LF	\$2,488.00					

ITEM	UNIT	BOND ESTIMATE			BOND REDUCTION		
		UNIT COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION	% COMPLETE
Quadruple Box Culvert (BC-4B) Fills to 25'							
4' X 4'	LF	\$987.00					
5' X 5'	LF	\$1,225.00					
6' X 6'	LF	\$1,523.00					
8' X 8'	LF	\$1,497.00					
10' X 10'	LF	\$2,835.00					
Standard Wing for Box Culvert (1 Side Only) Height of Box							
4'	EA	\$675.00					
5'	EA	\$995.00					
6'	EA	\$1,337.00					
8'	EA	\$2,489.00					
10'	EA	\$3,315.00					
Standard Wing for Oversized Box Culvert (BBC-W)							
Height of Box							
6'	EA	\$1,251.00					
8'	EA	\$2,189.00					
10'	EA	\$3,269.00					
12'	EA	\$4,783.00					
MISCELLANEOUS STORM							
Connection to Existing Structure							
15'-36" Pipe	EA	\$735.00					
42" - 60" Pipe	EA	\$1,125.00					
Casing Pipe, Bore and Jack (3/8" wall)							
22" ID (6"-8" Carrier Pipe)	LF	\$411.00					
24" ID (10" Carrier Pipe)	LF	\$451.00					
30" ID (12" Carrier Pipe)	LF	\$589.00					
Plug Pipe							
6" - 12" Pipe	EA	\$142.00					
15'-36" Pipe	EA	\$323.00					
42" - 60" Pipe	EA	\$522.00					
Pavement Edge Pipe							
Standard Pipe Underdrain	LF	\$19.00					
Riprap							
Dry, Class I, 18"	SY	\$47.87					
Dry, Class II, 18"	SY	\$51.46					
Grouted, Class I, 18"	SY	\$69.97					
Filter Fabric							
Class I	SY	\$3.50					
Class II	SY	\$3.00					
Class III	SY	\$2.25					

PROJECT NAME: Poland Road/Route 50 Intersection (Rt 50 Only) PROJECT NUMBER: CPAP-2005-0147
 PREPARED BY: Tucker Travis FIRM: christopher consultants, ltd. (ccl# 01-23-08.01) DATE: 9/17/2009

ITEM	UNIT	BOND ESTIMATE			BOND REDUCTION		
		UNIT COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION	% COMPLETE
Gabions (No excavation)							
Mattress	CY	\$130.00					
Revetment	CY	\$164.33					
Wall	CY	\$212.25					
Paved Ditch (4" Thick)							
Concrete (Non-reinforced)	SY	\$62.00					
Bituminous Concrete(4")	SY	\$30.00					
Sodded Ditch							
Sodded Ditch (Incl Fine Grading)	SY	\$9.86					
STREET CONSTRUCTION							
ROADS AND PARKING							
Soil Stabilization	Inches SY/inch Depth						
Cement 6%		\$2.70					
Depth (in Inches):							
Lime 6%	SY/inch Depth	\$1.89					
Depth (in Inches):							
Subbase, Aggregated Material							
Base Type I	SY/inch Depth	\$1.75					
Depth (in Inches):	8						
Bituminous Concrete							
Base Course	SY/inch Depth	\$5.59					
Depth (in Inches):	3						
Intermediate Course	SY/inch Depth	\$5.49					
Depth (in Inches):							
Top Course	SY/inch Depth	\$5.49					
Depth (in Inches):	2						
Prime Coat	SY	\$1.10					
Tack Coat	SY	\$1.10					
Driveway Restoration							
4" Concrete & 4" Gravel	SY	\$79.95					
2" S-5 & 7 6" Gravel	SY	\$31.96					
Shoulders, Type I							
Aggregated Base, 4"	SY	\$11.50					
Concrete Curbing							
Curb & Cutter CG6 & CG7	LF	\$22.50					
Curb Cut, CG-12 Detectable Surf.	EA	\$569.00					
Entrances/Driveways							
Commercial Entrance CG-11	SY	\$52.88					
Commercial Entrance CG-13	SY	\$64.67					

ITEM	UNIT	BOND ESTIMATE			BOND REDUCTION		
		UNIT COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION	% COMPLETE
Residential Driveway Apron	SY	\$51.79					
Guardrails							
Std. Blocked-out W beam (GR2)	LF	\$42.50					
Std. W beam, Weak Post GR8	LF	\$28.50					
Terminal GR-6 (L=12'-6")	EA	\$2,929.00					
Terminal GR-7 (L=6'-3")	EA	\$2,659.00					
Type I, GR-8 Terminal (L=25')	EA	\$1,399.00					
Type II, GR-8 Terminal (L=13'-6")	EA	\$695.00					
Terminal, MB-4 (L=37'-6")	EA	\$3,495.00					
Type I, MB-5 Terminal (L=27'-1)	EA	\$2,925.00					
Type II, MB-5 Terminal (L=13'-6")	EA	\$1,675.00					
Miscellaneous							
Trash enclosure - Brick 6' high	LF	\$325.00					
Reinforced Concrete Pad 6" to 8"	SY	\$62.00					
Striping 4" width (VDOT Type B)	LF	\$2.25	970.00	\$2,182.50			
Concrete Wheel Stops	EA	\$70.00					
Parking Lot Striping	EA	\$50.00					
Sign Island	EA	\$850.00					
Traffic Barricade	LF	\$43.45					
Street Name Signs	EA	\$435.00					
Traffic Control Signs	EA	\$375.00					
Street Lighting (pole, bracket, light)	EA	\$4,285.00					
SIDEWALKS AND TRAILS							
Sidewalk							
Concrete 4" w/WVF, No base	SY	\$45.23					
Bitum. Conc, 2" w/4" Base	SY	\$30.00					
4" Conc, No Reinf., No Base	SY	\$41.00					
HANDRAIL							
Handrail 3 Rail 1-1/4" #4 Finish	LF	\$66.50					
Wood Chip Trail							
Trails (incl Excavation & Grading)	SY	\$17.69					
Wood chip, 4' wide							
Bituminous Trail							
6' to 10' wide	SY	\$49.25					
CRITICAL SLOPE STABILIZATION							
Paved Flume	SY	\$67.00					
Stmwr Conc Channel-Excav	SY	\$7.75					
ADD Grass Lined-seeded	SY	\$5.37					
ADD Grass Lined-sodded	SY	\$10.89	698.00	\$7,601.22			
Outlet Protection							
Non-grouted Riprap 18"	SY	\$52.00					
Concrete 4"	SY	\$53.50					
Level Spreader	SY	\$4.44					
Struc Streambank Protection							

PROJECT NAME: Poland Road/Route 50 Intersection (Rt 50 Only) PROJECT NUMBER: CPAP-2005-0147
 PREPARED BY: Tucker Travis FIRM: christopher consultants, ltd. (ccl# 01-23-08.01) DATE: 9/17/2009

ITEM	UNIT	BOND ESTIMATE			BOND REDUCTION		
		UNIT COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION	% COMPLETE

SEAL & SIGNATURE OF ENGINEER

TOTAL: \$166,158.50

+ 10% CONTINGENCIES: \$16,615.85

GRAND TOTAL: \$182,774.35

+ INFLATION FACTOR AT: 4.00% = \$7,310.97

SECOND YEAR BOND= \$198,000.00

THIRD YEAR BOND= \$206,000.00

COUNTY OF LOUDOUN
SEDIMENT AND EROSION CONTROL
BOND ESTIMATE AND BOND REDUCTION FORM

T NAME: Townies at East Gate Poland Rd/Route 50 Intersection(Rt 50 Only) PROJECT NUMBER:CPAP/STPL CPAP 2005-0147

PREPARED BY: Tucker Travis FIRM: christopher consultants, ltd. DATE: 09/17/09

ccl # 01-23-08.01

ITEM	BOND ESTIMATE				REDUCTION ESTIMATE		
	UNIT	UNIT COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION	% COMPLETE
CONSTRUCTION ENTRANCE	EA	\$2,290.00					
WITH WASH RACK	EA	\$3,620.00					
SILT FENCE	LF	\$3.60	858	\$ 3,088.80			
REINFORCED SILT FENCE	LF	\$12.00					
DIVERSION DIKE	LF	\$3.60					
TREE PROTECTION	LF	\$3.60					
SEDIMENT TRAP	EA	\$420.00					
PIPE OUTLET TRAP	EA	\$1,330.00					
SEDIMENT BASIN	EA	\$4,580.00					
INLET PROTECTION	EA	\$180.00					
OUTLET PROTECTION	EA	\$300.00					
STONE CHECK DAM	EA	\$300.00					
RIP RAP CLASS I	SY	\$60.00					
PIPE SLOPE DRAIN	LF	\$7.80					
UTILITY STREAM CROSSING	EA	\$1,810.00					
TEMPORARY SEEDING INCLUDES	AC	\$1,810.00					
STRAW MULCH	AC	\$2,410.00	0.42	\$ 1,012.20			
PERMANENT SEEDING INCLUDES	SF	\$1.20					
STRAW MULCH	LOT	\$3,000					
SOIL STABILIZATION MAT							
LOT ASSESSMENT FOR RURAL							
SUBDIVISION LOTS							
					ESTIMATE OF COMPLETED WORK:		

(Note: Current inflation factor for bond estimates is 4%)

TOTAL	\$	4,101.00
+ 20% CONTINGENCIES	\$	820.20
GRAND TOTAL	\$	4,921.20
+ INFLATION FACTOR AT 4%	\$	196.85
1ST YEAR BOND = GRAND TOTAL + 1 INFLATION FACTOR	\$	5,118.05



WELLS + ASSOCIATES

October 1, 2009

Ken Griffin
Equinox Investments
43571 John Mosby Highway
Chantilly, Virginia 20152

Re: John Mosby Highway (Route 50)/Tanner Lane/Poland (Route 742)
Traffic Signal Probable Engineer's Cost Estimate

Dear Mr. Griffin:

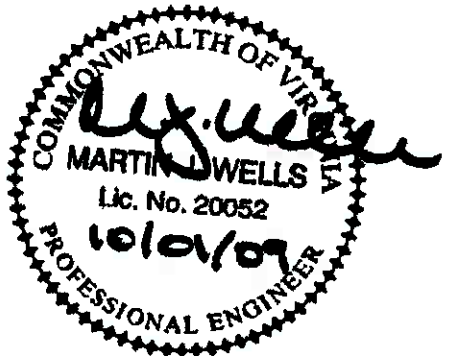
The probable engineer's cost estimate for the traffic signal modification at the John Mosby Highway (Route 50)/Tanner Lane/Poland (Route 742) intersection is \$43,000. This includes 10 percent contingencies. Attached is a line item breakdown of the probable cost estimate.

If you have any questions regarding this estimate, please feel free to contact me or Larry Sefcik at 703-917-6620.

Sincerely,

Martin J. Wells, P.E.
President

Attachment



PROBABLE ENGINEER'S COST ESTIMATE

INTERSECTION: JOHN MOSBY HIGHWAY(ROUTE 50)/TANNER LANE/POLAND ROAD (ROUTE 742)

DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
MOBILIZATION	LS	1	\$5,000.00	\$5,000.00
MAINTENANCE OF TRAFFIC	LS	1	\$10,000.00	\$10,000.00
SIGNAL HEAD SECTIONS	EA	3	\$220.00	\$660.00
3- SECTION BACKPLATES	EA	1	\$50.00	\$50.00
RELOCATE 3-SECTION TRAFFIC SIGNAL HEAD	EA	2	\$300.00	\$600.00
REPLACE 3-SECTION SIGNAL HEAD WITH LED HEAD	EA	2	\$450.00	\$900.00
14/7 CONDUCTOR CABLE	LF	400	\$1.55	\$620.00
14/2 (S) CONDUCTOR CABLE	LF	700	\$1.00	\$700.00
14/1 (ENC) CONDUCTOR CABLE	LF	3400	\$0.60	\$2,040.00
HANGER ASSEMBLY SM-3	EA	1	\$200.00	\$200.00
HANGER ASSEMBLY SMD-2	EA	1	\$100.00	\$100.00
TRENCH EXCAVATION ECI-1	LF	100	\$3.93	\$393.00
SAW CUT	LF	1175	\$8.35	\$9,811.25
SIGN PANEL	SF	5	\$27.00	\$135.00
RELOCATE SIGN	EA	4	\$150.00	\$600.00
PAVEMENT MARKINGS (STOP BARS, ARROWS, AND BARS)	LS	1	\$6,500.00	\$6,500.00
SUBTOTAL				\$38,309.25
CONTINGENCIES (10%)				\$3,830.93
TOTAL				\$42,140.18
TOTAL - USE FOR ESTIMATE				\$43,000.00

WELLS + ASSOCIATES, INC

TRANSPORTATION, TRAFFIC AND PARKING CONSULTANTS

DATE: 10/1/2009

Mosurak, Lou

From: Harwood, Ken
Sent: Tuesday, February 16, 2010 4:15 PM
To: Mosurak, Lou
Subject: RE: ZCPA 2009-0010 -- Townes at East Gate Proffer Amendment (Route 50/Poland Road Intersection - Cost Estimates)

Lou,
It looks like the bond estimate amounts as proposed are adequate. They have included \$45,000 for the traffic signal in the total amount of \$198,000.
Ken

-----Original Message-----

From: Mosurak, Lou
Sent: Friday, February 05, 2010 1:04 PM
To: Harwood, Ken
Subject: RE: ZCPA 2009-0010 -- Townes at East Gate Proffer Amendment (Route 50/Poland Road Intersection - Cost Estimates)

Ken -- That's all that was included in the referral request I received from Ginny Rowen regarding the cost estimates. I do have the Applicant's statement of justification narrative and draft proffers if you'd like to see those (I can get them to you on Monday as I'm not in the office today - they may be on LMIS), but those items are just general and don't provide any more info with respect to costs.

Lou

From: Harwood, Ken
Sent: Friday, February 05, 2010 11:30 AM
To: Mosurak, Lou
Subject: RE: ZCPA 2009-0010 -- Townes at East Gate Proffer Amendment (Route 50/Poland Road Intersection - Cost Estimates)

Lou,
Did you get any support information with these cost estimates? If so I would like a copy.
Ken

From: Mosurak, Lou
Sent: Thursday, February 04, 2010 4:12 PM
To: Harwood, Ken
Cc: Laycock, Terrie; Rowen, Ginny A.; Clare, Gary; Acker, Charles
Subject: ZCPA 2009-0010 -- Townes at East Gate Proffer Amendment (Route 50/Poland Road Intersection - Cost Estimates)

Ken - I need assistance in evaluating the cash-in-lieu contribution amounts proposed by an Applicant in a proffer amendment application (ZCPA 2009-0010 - Townes at East Gate) for E & S and turn lanes at Route 50 and Poland Road; this work was approved as part of CPAP 2005-0147. The Applicant is proposing to contribute a total of \$231,000 to the County instead of constructing the dual westbound Route 50 turn lanes at Poland Road (\$188,000) and making traffic signal modifications at this intersection (\$43,000). Both of these improvements have been determined by VDOT to be in conflict with the pending Route 50 widening project. Chuck Acker tells me that the signal plan has expired and would need revisions and re-approval by VDOT (this would add about \$7,000 to the signal modification estimate for a total estimate of \$50,000).

I've attached the materials that were provided by the Applicant for the E & S work, turn lanes, and signal modification. I believe that the same methodology should be used on this case as we used last year on the other proffer amendment application for East Gate I and III (I've also attached a copy of your memo on that case). Please let me know if you can assist me with this, and what your timeframe might be to respond.

I'm available to meet and discuss further if needed. If you have any questions, please let me know.

Thanks,
Lou

From: Harwood, Ken
Sent: Tuesday, January 26, 2010 2:13 PM
To: Mosurak, Lou
Subject: Poland Road intersection

Lou,
The first application for the subject is CPAP-2005-0147 and was approved 2/15/07. The 2 year bond amount is \$1,008,000.00 and the 3 year bond amount is \$1,046,000.00. CPAP-2007-0068 is a revision of the first CPAP and it was approved on 8/17/07.
Ken

Kenneth C. Harwood, Jr.
Engineer - Project Manager
LEED Accredited Professional
Department of Building and Development
Loudoun County, Virginia
703-737-8951
ken.harwood@loudoun.gov

February 22, 2010

Ms. Ginny Rowen
County of Loudoun
Department of Planning
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Townes at East Gate
(Proffer Amendment - 1st Submission)
Loudoun County Application Number ZCPA 2009-0010

Dear Ms. Rowen:

We have reviewed the above noted application as requested in your December 30, 2009 transmittal. We offer the following comments:

1. Please see the attached e-mail dated Thursday, January 28, 2010 from James C. Zeller, P. E. of VDOT's Preliminary Engineering Section.
2. Please see the attached e-mail dated Monday, February 08, 2010 from Ms. Kimberly A. McCool of VDOT's Location and Design Section.
3. It appears that the cost of the proffered improvements would exceed the amount of money proposed to be contributed in lieu of those improvements.
4. Our project managers (noted in comments # 1 and 2 above) for VDOT Project 0050-96A-101, R201, C501 would like to meet with the applicant and County representatives to coordinate other issues relating to the scope of these improvements and the VDOT project.

If you have any questions, please call me at (703) 383-2061.

Sincerely,

John Bassett, P.E.
Transportation Engineer

Attachments

cc: James C. Zeller, P. E.
Ms. Kimberly A. McCool
Imad Salous, P. E.

From: McCool, Kimberly A.
Sent: Monday, February 08, 2010 2:12 PM
To: Bassett, John (NOVA), P.E.
Cc: VanPoole, Thomas B., P.E.; Zeller, James C., P.E.
Subject: RE: Townes at East Gate - Proffer Amendment

John~

First, I also agree that the dollar amount seems very low.

Second, to follow up with Jim's idea, if we were to change our plans at this stage it would have to be as a work order. We do have an addendum pending, but it should go out this week and I don't expect we can change the plans in order to get this included at this stage. The technical proposals are due in March. However, I don't see a problem with doing the work order. Having us take the dual lefts and signal modifications and having them construct the Poland Road improvements would definitely be the easiest way to go. If we constructed the improvements on Poland then we would need to evaluate it for the NEPA document. However, if the timing isn't an issue we could do the evaluation. The only risks here are that we find something related to the environmental, or in doing some redesign we end up with a bigger project.

Kim

From: Zeller, James C., P.E.
Sent: Thursday, January 28, 2010 4:19 PM
To: Bassett, John (NOVA), P.E.; McCool, Kimberly A.
Cc: VanPoole, Thomas B., P.E.
Subject: RE: Townes at East Gate - Proffer Amendment

First of all, the dollar amount should be tripled.

Second, let me throw out a crazy idea to the group that may get us a much better performing intersection for relatively little money: East Gate's proffer is for double lefts on Rte 50 with supporting signal modifications and receiving lanes on Poland Road. Our design maintains the existing single left. (This was a cost savings measure and it was also needed to stay within the footprint of our NEPA document.) What do you think of having East Gate construct the Poland Road improvements as currently proffered

and we modify our design to provide the double lefts on Rte 50? This means modifying the scope of our project and we will need Kim's input on how, and whether, we should do this.

Looking forward to hearing your thoughts.

Jim Z.